

When recorded, please return to:
South Temple Apartments, LLC
1245 E. Brickyard Road, Ste. 70
Salt Lake City, Utah 84106
Attn. Mr. Paul Ritchie

13929229 B: 11326 P: 8498 Total Pages: 3
04/08/2022 02:34 PM By: zjorgensen Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

CTIA 149725-CAF

SPECIAL WARRANTY DEED

ICO South Temple, L.L.C., a Utah limited liability company, Grantor, does hereby grant, bargain, and sell to South Temple Apartments LLC, a Utah limited liability company, Grantee, with address of 1245 E. Brickyard Road, Ste. 70, Salt Lake City, Utah 84106, all of Grantor's right, title and interest in and to the following described real property (the "Property") situated in Salt Lake County, Utah, together with all improvements thereon and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

Beginning at the Northwest corner of Lot 5, Block 61, Plat "B", Salt Lake City Survey and running thence South 330.20 feet to the north line of the parcel conveyed to Eaton Properties Corporation and Eaton Utah Corporation by that certain Warranty Deed recorded April 6, 1982 as Entry No. 3699978 in Book 5401 at page 1547 of official records; thence along said line East 220.00 feet; thence north 140.20 feet to a boundary line of the parcel conveyed to Sinclair Oil Corporation by that certain Warranty Deed recorded July 2, 1982 as Entry No. 3689912 in Book 5390 at Page 909 of official records; thence along said boundary line West 85 feet to the Southwest corner of the said Sinclair Oil Corporation parcel; thence North 190 feet along the West line of the said Sinclair Oil Corporation parcel; thence West 135 feet to the point of beginning.

APN: 16-06-226-001-0000

TOGETHER WITH all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof.

SUBJECT TO: (a) any lien for 2022 property taxes and assessments, and (b) the exceptions identified on Exhibit "A" attached hereto and incorporated herein by this reference.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

[Signatures to Follow]

WITNESS the hand of Grantor this 6th day of April, 2022.

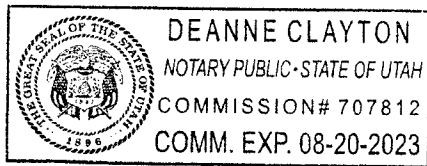
ICO South Temple, L.L.C.
a Utah limited liability company

By its Manager:
ICO Multifamily Holdings, LLC

By: James G. Seaberg
James G. Seaberg
Manager

STATE OF UTAH)
) ss.
) UTAH
COUNTY OF ~~SALT LAKE~~)

On April 6th, 2022, James G. Seaberg personally appeared before me and proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledge that he executed the same in his capacity as Manager of ICO Multifamily Holdings, LLC, in its capacity as the Manager of ICO South Temple, L.L.C.



Deanne Clayton
Notary Public

EXHIBIT A

Permitted Exceptions

1. Acts of Grantee and those claiming by, through and under Grantee.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. Any mineral or mineral rights leased, granted or retained by prior owners.
7. Any lien or right to lien for services, labor or material imposed by law and not shown by the public records.
8. Rights of tenants under leases, and those claiming by, through and under said tenants.
9. Zoning, building and other governmental and quasi-governmental laws, codes and regulations.
10. Any adverse claim to any portion of the Property which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
11. Covenants, conditions, restrictions and private or public utility easements of record.
12. Abstract of Findings and Order wherein the request for a variance to construct a parking ramp and office addition to an existing office building which would not maintain the required side and rear yards in a Residential "R-7" District was granted, recorded March 14, 1983 as Entry No. 3768683 in Book 5443 at Page 2529.
13. Notice of Location within an Historic District wherein the Property is located within the Salt Lake City South Temple Historic District, recorded November 3, 1995 as Entry No. 6205555 in Book 7263 at Page 2118.
14. Abstract of Findings and Order regarding the Central Community Master Plan, an advisory document, recorded November 19, 2009 as Entry No. 10841908 in Book 9781 at Page 2114.